



FILE: PA 02-0048

DATE: May 29, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA02-0048 – An administrative Site Development Permit for the development of a 3,680 square foot McDonalds drive-thru restaurant with a 1,310 square foot play area on Pad “O” of the Urban Activity Center Retail shopping center, Mercantile East Shopping Center.

APPLICANT: McDonalds Corporation

Authorized Agent: Jeffrey Roberson, Hogle-Ireland Inc.

I. NATURE OF PROJECT:

This is an administrative Site Development Permit for the construction of a 3,680 square foot McDonalds drive-thru restaurant with a 1,310 square foot enclosed play area on Pad “O” of the Urban Activity Center Retail shopping center, Mercantile East Shopping Center. Pad “O” is centrally located within the center adjacent to Antonio Parkway, northeast of the intersection of Antonio Parkway and a central ingress/egress driveway from Antonio Parkway. Condition of approval 39 of PA01-0128 requires the approval of a site development permit for each of the individual building pads within the retail center to ensure consistency and conformity to the master site plan. It is important to note that the Orange County Planning Commission originally approved the Master Site Development Permit under Planning Application PA 01-0031. Subsequently, Planning Application PA 01-0128 amended PA 01-0031 due to a revised building layout and a change in the mix of uses. Conditions of approval of PA 01-0031 are applicable to PA 01-0128 and this Site Development Permit, in addition to the conditions of approval applied to this permit within Appendix B.

The proposed building for Pad “O” is consistent with the location, orientation, size and use approved by the master site plan (PA 01-0031 and PA 01-0128). The building architecture is of the streamline moderne concept utilizing angled roof planes, plaster, tile and metal surfaces. This architectural styling will be utilized throughout the center. The building is located approximately 112 feet from the right-of-way line of Antonio Parkway. Accordingly, the building is approximately 42 feet from the curb line of the adjacent entry driveway from Antonio Parkway and approximately 14 feet 8 inches from the proposed curb line interior the parking lot area. The development standards for the Urban Activity Center require 20 feet minimum from an arterial highway and no minimum from other urban activity building sites. Therefore, the building location is in compliance with the required setback development standards. Building height is limited to 35 feet maximum, without Planning Commission approval. The proposed building is 24 feet high at

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the highest point of the building. An architectural feature, which will also serve as a component of the signage, extends up to a maximum of 30 feet.

Landscape applicable to this site is limited to the building pad and drive thru areas only. All slope and parking lot landscaping is the responsibility of the overall center development. As a continuum of the center landscaping, the pad area will be landscaped with trees, shrubs and groundcover consistent with that proposed for the balance of the center. The trees around the perimeter of the pad consist of four - 36 inch box sized trees (3 Red Ash, and 1 Jacaranda) and three – 24 inch box sized trees (Raphiolepis). Shrubs and groundcover will be used around the immediate perimeter of the building and play area. All landscaping will be served by a permanent irrigation system. Additionally, condition of approval number 20 requires the submittal of a final landscape plan, consistent with the preliminary plan included within this site development permit, for review and approval prior to issuance of a precise grading permit.

Off-street parking requirements for the subject 3,680 square foot drive-thru restaurant are provided for in the master site plan approval. The site has been accounted for as a restaurant use in the master-parking summary (PA01-0128). A total of 37 off-street parking spaces have been allocated to serve this restaurant use. The required off-street parking is included within the 1,592 off-street spaces provided for the overall center. Therefore, this site development permit is consistent with the anticipated parking demand based upon the approved uses and overall mix of uses within the center.

Condition of approval number 38 of PA 01-0031 requires a comprehensive sign program submittal prior to issuance of the first certificates of use and occupancy or first permanent sign. Plans for the restaurant building do not include all permanent signage. Certain locations are shown for illustration purposes, but all signage and logos are under separate permit and shall be included within the comprehensive sign program for the center.

The proposal was distributed for review and comment to 7 County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

The project is consistent with the Ladera Planned Community Development Standards and off-street parking is provided in compliance with the requirements of the zoning code and planning application PA01-0128. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures"; Section V.C "Urban Activity Center" of the Ladera Planned Community Program Text; and Site Development Permits PA01-0031 and PA 01-0128.

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III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By:

Chad Brown, Chief
CPSD/Site Planning Section

CB FOLDER: PA02-0048.adm.dot

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval